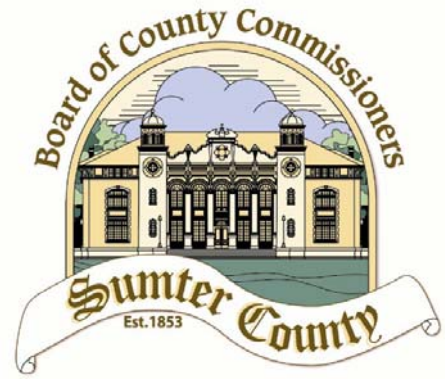


Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



Development Review Committee Meeting **June 27, 2005**

Members Present-

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Rolland Shrewsbury-Environmental Health, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Barry Ginn-Barrineau & Ginn Engineering, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from June 20, 2005. Mr. Lukert seconded the motion and the motion carried.

OLD BUSINESS-

Wade Industrial – Memorandum of Agreement

Robert Martin Wade, property owner, and Reggie Caruthers, realtor, were present and requesting approval of a Memorandum of Agreement to develop an industrial subdivision. The property consists of 88 acres and the future land use is industrial. The project name is RM Wade Industrial Park. More detail was requested regarding the property layout. Proposed access roads and traffic concerns were discussed. The maximum impervious surface ratio for the entire development was discussed. Minimum lot width requirements and setbacks were also discussed. A traffic study may be required when the tracts are subdivided. All specific issues regarding traffic will be addressed in the MOA in an additional paragraph, which should include CR 525E/US 301 as the access roads. If a traffic study is required, all property owners should participate in that as well as needed improvements. Previous traffic studies performed in the vicinity of this project were discussed. There will be paved road access from CR 525E. All property owners need to be included in the MOA. All internal roads will be private.

Mrs. Webb moved to approve the MOA, subject to all comments being addressed in a revised draft. Mr. Parrett seconded the motion and the motion carried.

NEW BUSINESS-

Village Park Center – Master Plan Review

Nancy Steinmetz, property owner, David Springstead, Springstead Engineering, Inc., and Steve Richey, legal representative, were present and requesting master plan approval to develop a residential subdivision. The southern portion of the property is currently under development. A special use permit was granted for the wastewater plant, which is currently under construction.

The large-scale comprehensive plan amendments were previously approved. The number of proposed units shown on the master plan has been corrected. Twelve single-family residential lots have been added along the eastern boundary to be more compatible with the property to the east. The existing lot layout, berms, and buffers were discussed. A 30' landscape buffer will be provided to meet the screening requirements. The wastewater plant was discussed. Fire protection will be provided. Hydrant locations were discussed. Handicapped parking and access were discussed. Staff comments were discussed and consisted of the following: label land use for surrounding properties, show maximum number of units, include amendment to MOA, show all open space locations and percentages, and provide all regulatory agency permits. The responsibility of the maintenance of the open space areas was discussed. All internal roads will be private. The legal description and deed restrictions were discussed. Engineering comments were discussed and included the following items: traffic study, one way streets, traffic control, guard house, turn radii, unit types, and stormwater retention. The anticipated traffic impact for C-466 was discussed. The possibility of a traffic signal at this project location was discussed. The required environmental study regarding gopher tortoises was discussed. The individual lot owners or Homeowner's Association will maintain the berms.

Mrs. Webb moved to recommend approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed. Mr. Ginn seconded the motion and the motion carried.

Power Corporation – Master Plan Review

Troy Locklin, Farner Barley and Associates, Inc., and Jim Tackett, project developer, were present and requesting master plan approval to develop a mixed-use subdivision. Staff comments were discussed and included the following items: legal description, property owner information, street names, vicinity map, zoning/land use on surrounding properties, boundary lines, total open space area, and general drainage patterns. Proposed buffers will need to meet code requirements for type "B" screening. Engineering comments were discussed and included the following items: traffic control directional flow arrows, locate all stop signs and stop bars, and show all traffic signs. The County has assigned the street names in this development.

Mrs. Webb moved to recommend approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for July 11, 2005.

Mrs. Webb moved to adjourn. Mrs. Howard seconded the motion and the motion carried. Meeting adjourned at 2:50 PM.